

MEMORANDUM

JANUARY 22, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty-four zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

NeighborhoodsRecommendations

	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	2		1	
Back Bay				
Beacon Hill				
Charlestown	1			
Chinatown				
City Proper			1	
Dorchester	2	2		
East Boston	1		1	
Fenway				
Government Center				
Hyde Park	1	1		
Jamaica Plain	3	1		
Kenmore	1			
Mattapan		2		
North End	3			
Roslindale		1		
Roxbury	2			
South Boston	4	1		
South Cove				
South End	1		1	
West Roxbury		1		

Allston-Brighton

Approval Z-9455. 449 Cambridge Street. Grocery Store.
Approval Z-9469. 8 Arden Street. Two-family dwelling.
Denial w/o Z-9416- 48-50 Gerrish Street and 154 Bigelow Street.
Prejudice 9418. Substandard Lots.

Charlestown

Approval Z-9474. 263-265 Main Street. Three-family dwelling and copy center.

City Proper

Denial w/o Z-9419. 165 Tremont Street. Review plans with Authority.
Prejudice

Dorchester

Denial Z-9414. 76 Radcliffe Street. Inappropriate conversion.
Approval Z-9444. 11R Pearl Street. Artists' studios.
Denial Z-9448 43 Alpha Road. Inappropriate conversion.
Approval Z-9464. 12 Baker Court. Legalize contractor's storage.

East Boston

Denial w/o Z-9415. 291 Lexington Street. Proposed two-family dwelling.
Prejudice
Approval Z-9457. 73-75 Saratoga Street.

Hyde Park

Denial Z-9424. 12 Wilton Street. Inappropriate conversion.
Approval Z-9453. 200 Providence Street. Addition to sheet metal shop.

Jamaica Plain

Denial Z-9429. 350 Arborway. Exterior stairs.
Approval Z-9425. 812r Centre Street. One-family dwelling.
Approval Z-9476. 87 Atherton Street. Three to four-family dwelling.
Approval Z-9421. 129 Forest Hills Street. Conversion to three-family dwelling.

Kenmore

Approval Z-9446. 31-35 Queensberry Street. Legalize two apartments.

Mattapan

Denial Z-9423. 47-49 Mattapan Street. Inappropriate conversion.

Denial Z-9470-9471. 1046-1054 Blue Hill Avenue. Sale of used cars.

North End

Approval Z-9409. 576-580 Commercial Street. Parking lot.

Approval Z-9473. 377-395 Commercial Street. Increase capacity of parking lot.

Approval Z-9523. 24 Cooper Street. Storefront conversion.

Roslindale

Denial Z-9468. 610 South Street. Two to three-family dwelling.

Roxbury

Approval Z-9426. 82R Thornton Street. Three-family dwelling.

Approval Z-8686-9364. 76-150 Parker Hill Avenue and 1 Waymount Street. Hospital use; doctors' offices; ancillary parking.

South Boston

Approval Z-9422. 888 East Second Street. Two-story addition.

Approval Z-9465. 781-783 East Sixth Street. Two-story addition.

Approval Z-9466. 7 Bell Court. Rear stairwell.

Approval Z-9467. 213 West Ninth Street. Two to three-family dwelling.

Denial Z-9475. 428 West Second Street. Four-family dwelling.

South End

Approval Z-9284. 66-68 Berkeley Street. Increase capacity of day care center.

Denial w/o Prejudice Z-9456. 146 Warren Avenue. Meet with community groups.

West Roxbury

Denial Z-9458. 2163 Centre Street. Two-family dwelling.

BOARD OF APPEAL REFERRALS

January 22, 1987

Hearing

*1.	Z-8686-9364	1/27/87	New England Baptist Hospital 76-150 Parker Hill Avenue & 1 Waymount Street, Roxbury
2.	Z-9284	1/27/87	Ellis Memorial & Eldridge House, Inc. 66-68 Berkeley Street, Boston
3.	Z-9409	1/27/87	Robert Luisi 576-580 Commercial Street, Boston
4.	Z-9414	1/27/87	Marie H. Pinede 76 Radcliffe Street, Dorchester
5.	Z-9415	1/27/87	Michael F. DiNicola 291 Lexington Street, East Boston
*6.	Z-9416-9418	1/27/87	Arnold Ulbrich 48-50 Gerrish Street & 154 Bigelow Street, Brighton
*7.	Z-9419	1/27/87	Tremont One Associates 165 Tremont Street, Boston
8.	Z-9420	1/27/87	William J. Leonard 350 Arborway, Jamaica Plain
*9.	Z-9421	1/27/87	Pearline M. Bonney-Haughton 139 Forest Hills Street, Jamaica Plain
10.	Z-9422	1/27/87	Roger J. Knapp 888 East Second Street, South Boston
11.	Z-9423	1/27/87	Norris Waldron 47-49 Mattapan Street, Mattapan
12.	Z-9424	1/27/87	Ralph M. Cotellesso 12 Wilton Street, Hyde Park
13.	Z-9425	1/27/87	Leslie Arnold & Richard McDonough 812R Centre Street, Jamaica Plain
14.	Z-9426	1/27/87	82 Thornton Street Realty Trust 82R-84 Thornton Street, Roxbury
15.	Z-9444	2/3/87	Judith B. Brown 11R Pearl Street, Dorchester
16.	Z-9445-9446	2/3/87	Queensberry Street Realty Trust 31-35 Queensberry Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

January 22, 1987

Hearing

17.	Z-9448	2/3/87	Gunnar & Gretha Hexum 43 Alpha Road, Dorchester
18.	Z-9453	2/3/87	J.M. Realty Trust 200 Providence Street, Hyde Park
19.	Z-9455	2/3/87	Boston Food Cooperative, Inc. 449 Cambridge Street, Allston
*20.	Z-9456	2/3/87	James Summers 146 Warren Avenue, Boston
*21.	Z-9457	2/3/87	Sarion Realty Trust 73-75 Saratoga Street, East Boston
22.	Z-9458	2/3/87	Alyce M. O'Sullivan 2163 Centre Street, West Roxbury
*23.	Z-9464	2/3/87	Christine D. Kerins 12 Baker Court, Dorchester
24.	Z-9465	2/3/87	Russell Castagna 781-783 East Sixth Street, South Boston
25.	Z-9466	2/3/87	Patrick J. Mallon 7 Bell Court, South Boston
26.	Z-9467	2/3/87	John Boles 213 West Ninth Street, South Boston
27.	Z-9468	2/3/87	Margaret E. Kelleher 610 South Street, Roslindale
28.	Z-9469	2/3/87	William F. Carney 8 Arden Street, Allston
29.	Z-9470-9471	2/3/87	Nicholas Daugherty 1046B-1046 Blue Hill Avenue, Mattapan
*30.	Z-9473	2/3/87	Battery Wharf Realty Company 377-395 Commercial Street, Boston
31.	Z-9474	2/3/87	Norbert C. Lynch 263-265 Main Street, Charlestown
32.	Z-9475	2/3/87	Timothy Clifford 428 West Second Street, South Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

January 22, 1987

Hearing

- | | | | |
|-----|--------|--------|--|
| 33. | Z-9476 | 2/3/87 | Atherton Realty Trust
87 Atherton Street, Jamaica Plain |
| 34. | Z-9523 | 2/3/87 | John Villa
24 Cooper Street, Boston |
- | | | | |
|-----|--------|---------|---|
| 35. | Z-9568 | 1/27/87 | Pine Street Inn, Inc.
373-375 Broadway, South Boston |
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*not included in original submission

MEMORANDUM

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TO: BOSTON REDEVELOPMENT AUTHORITY AND
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FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/27/87 Z-8686-9364
New England Baptist Hospital
76-150 Parker Hill Avenue &
1 Waymount Street
Roxbury

Site: Hospital complex

District(s): Apartment (H-1 & H-2)

Purpose: Change occupancy from two- and three-family dwellings to accessory doctors' office and hospital use; change occupancy from one-family dwelling to hospital use and doctor's office and dormitory to hospital use; combine lots for ancillary parking and 2,000 gallon underground gasoline tank.

Violation(s): Hospital and ancillary parking are conditional uses.

Insufficient front, side, and rear yards.

In reference to petitions Z-8686-9364, New England Baptist Hospital, 76-150 Parker Hill Avenue & 1 Waymount Street, Roxbury, for eight conditional uses and six variances for change of occupancy from two- and three-family dwellings to accessory doctors' offices and hospital use, change occupancy from one-family dwelling to hospital use and doctor's office, and dormitory to hospital use; combine lots for ancillary parking and 2,000 gallon underground gasoline tank in an apartment (H-1 & H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos which are in conformance with New England Baptist Hospital-Mayoral agreement of June 23, 1986:

1. that New England Baptist Hospital submit for Boston Redevelopment Authority approval a landscaping plan for the parking lots at

January 22, 1987

Z-8686-9364

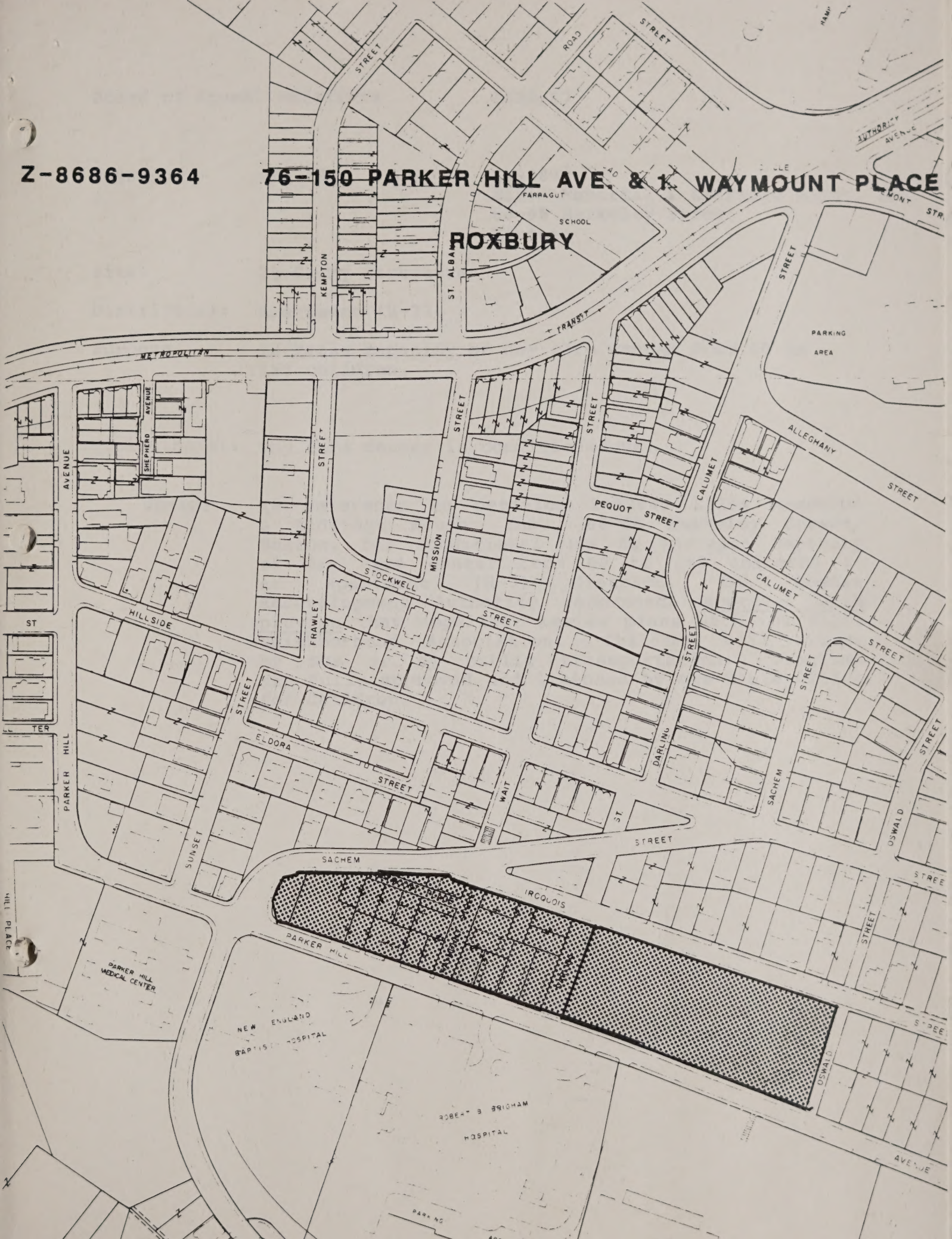
Page 2

- 88-150 Parker Hill Avenue and 1 Waymount Street.
2. That the doctors' offices located at 76, 80, and 118 Parker Hill Avenue and 1 Waymount Street terminate on December 31, 1987; such uses to be relocated in newly renovated space in the main hospital.
 3. That the continuation of the parking uses be reviewed by the Board of Appeal before December 31, 1988, by which time the Hospital will have completed the planning process for development of a new parking facility. Continued parking on this property contingent upon resolution of garage site location issues.

Z-8686-9364

76-150 PARKER HILL AVE. & 1 WAYMOUNT PLACE

ROXBURY



Hearing: 1/27/87 Z-9284
Ellis Memorial & Eldridge House, Inc.
66-68 Berkeley Street
Boston

Site: 1½-Story structure

District(s): Apartment (H-3)

Purpose: Increase capacity of day care center from 60 to
168 children.

Violation(s): Day care center is conditional use.

VOTED: In reference to petition Z-9284, Ellis Memorial
& Eldridge House, Inc., 66-68 Berkeley Street,
Boston, for conditional use to increase capacity
of day care center from 60 to 168 children in
an apartment (H-3) district, the Boston
Redevelopment Authority recommends approval with
proviso that appellant review plans with the Ellis
Neighborhood Association. Children will arrive
by bus or by public transportation. Programs
are fully approved and licensed by the State Office
for Children.

Board of Appeal Referrals

1/22/87

Hearing: 1/27/87 Z-9409
Robert Luisi
576-580 Commercial Street
Boston

Site: Use car lot

District(s): Local business (L-2)

Purpose: Use premises for parking lot for fee for 32 cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-9409, Robert Luisi, 576-580 Commercial Street, Boston, for conditional use to use premises for parking lot for fee for 32 cars in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. Proposal will provide needed off-street parking in this congested area.



NORTH END
PLAYGROUND

952 H-1

PVT. JOHN
DEFILIPPO
PLAYGROUND

CENETERY

PAUL
REVERE
MALL

ST. STEPHEN'S
R.C. CHURCH

POWER
STATION

2-9409

576-580

COMMERCIAL ST.

BOSTON

1/22/87

4

Hearing: 1/27/87 Z-9414
Marie H. Pinede
76 Radcliffe Street
Dorchester

Site: 2½-Story structure

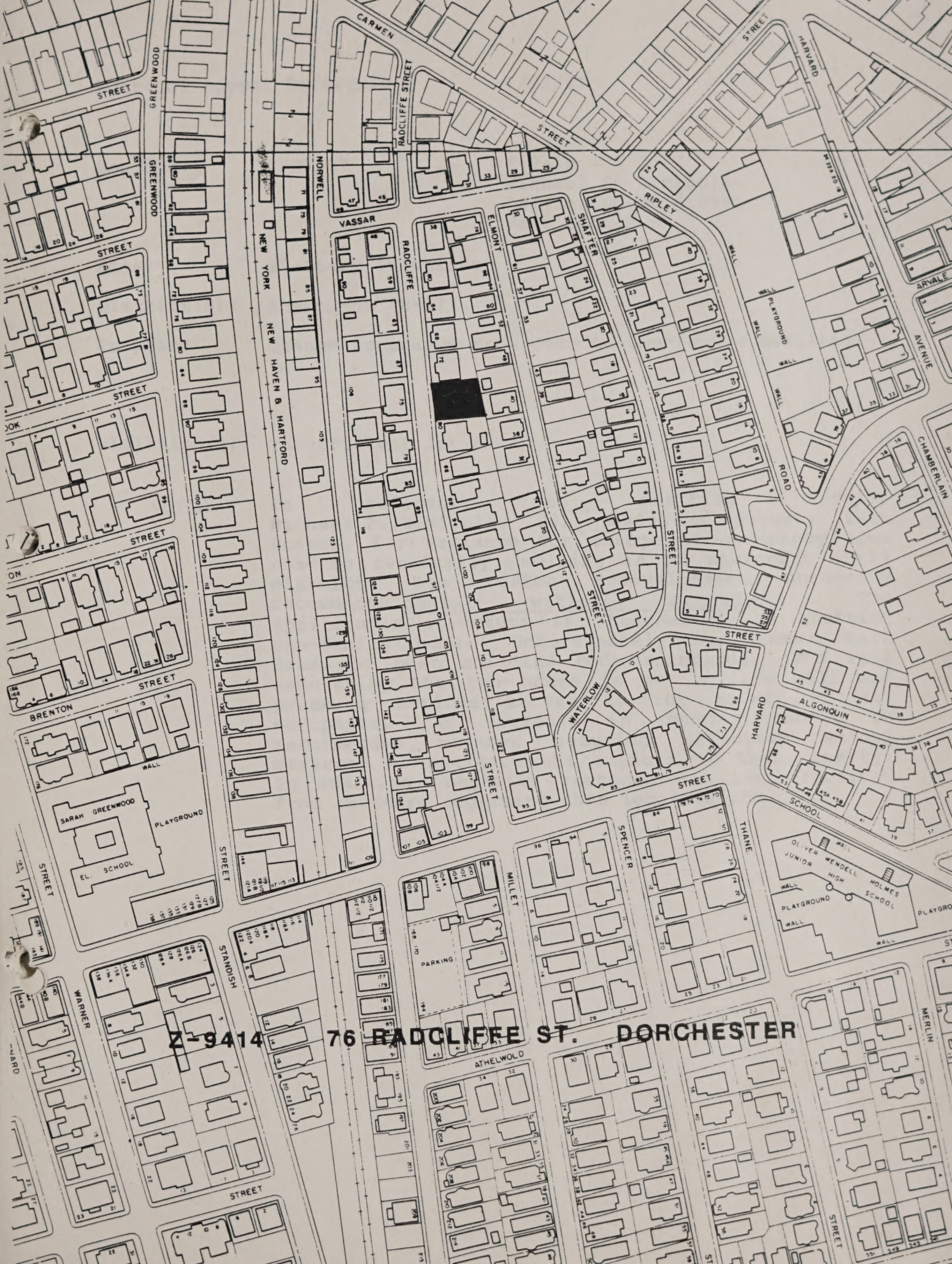
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling;
erect two dormer additions.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area.

VOTED: In reference to petition Z-9414, Marie H. Pinede,
76 Radcliffe Street, Dorchester, for forbidden
use and variance for change of occupancy from
two- to three-family dwelling and erect two dormer
additions in a residential (R-.8) district, the
Boston Redevelopment Authority recommends denial.
Surrounding neighborhood is a mix of two- and
three-family houses on lot sizes varying from
2,500 to 5,000 square feet. Proposed conversion
would require the construction of two dormers
to the roof as well as a secondary egress. The
extensive structural changes would create negative
precedent for the neighborhood and would not provide
quality living space comparable to the type existing
in this neighborhood. The structure is presently
occupied and no hardship has been demonstrated
to merit this conversion.



Z-9414 76 RADCLIFFE ST. DORCHESTER

Board of Appeal Referrals

1/22/87

Hearing: 1/27/87

Z-9415
Michael F. DiNicola
291 Lexington Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9415, Michael F. DiNicola, 291 Lexington Street, East Boston, for variance for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. The applicant's structure is attached to an abutting one-family home. Unfortunately the common wall does not meet building code standards. The wall separating the two homes is not a fire wall and poses a serious threat to the safety of all occupants. An increase in density cannot be recommended without securing effective safety measures to mitigate the impacts of that density. In addition, negative response has been received from abutters regarding this legalization.



Z-9415 291 LEXINGTON ST. EAST BOSTON

Board of Appeal Referrals

1/22/87

Hearing: 1/27/87 Z-9416-9418
Arnold Ulbrich
48-50 Gerrish Street & 154 Bigelow Street
Brighton

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect two one-family dwellings.

Violation(s): Insufficient lot area, width, side, rear yards,
and off-street parking.

VOTED: In reference to petitions Z-9416-9418,
Arnold Ulbrich, 48-50 Gerrish Street & 154 Bigelow
Street, Brighton, for ten variances to subdivide
and erect two one-family dwellings in a
single-family (S-.5) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Proposal creates two substandard lots.
No evidence of hardship is indicated.



Z-9416-9418 48-50 GERRISH ST. & 154 BIGELOW ST. BRIGHTON

Board of Appeal Referrals

1/22/87

Hearing: 1/27/87

Z-9419

Tremont One Associates
165 Tremont Street
Boston

Site: 7,017 Square feet of land

District(s): General business (B-10)

Purpose: Combine lots; erect 17-story 94-unit apartment
retail structure.

Violation(s): Take-out restaurant is conditional use.

Excessive floor area ratio.

Insufficient open space and setback of parapet.

VOTED: In reference to petition Z-9419, Tremont One Associates, 165 Tremont Street, Boston, for conditional use and three variances to combine lots and erect 17-story 94-unit apartment and retail structure in a general business (B-10) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant must meet with the Authority to review plans and resolve any concerns.

MASSACHUSETTS PARKING AUTHORITY

BOSTON

COMMON

CENTRAL
BURIAL
GROUND

Z-9419

165 TREMONT ST.

BOSTON

Board of Appeal Referrals

1/22/87

Hearing: 1/27/87

Z-9420
William J. Leonard
350 Arborway
Jamaica Plain

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect side stairs.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9420, William J. Leonard, 350 Arborway, Jamaica Plain, for variance to erect side stairs in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Exterior stairways detract from the architectural integrity of the structure and the architectural character of the general area. Stairs are existing, however they are unacceptable as a means of egress. One abutter is opposed.

ARBORETUM

Z-9420

350 ARBORWAY JAMAICA PLAIN



Hearing: 1/27/87

Z-9421
Pearline M. Bonney-Haughton
139 Forest Hills Street
Jamaica Plain

Site: Three-story structure

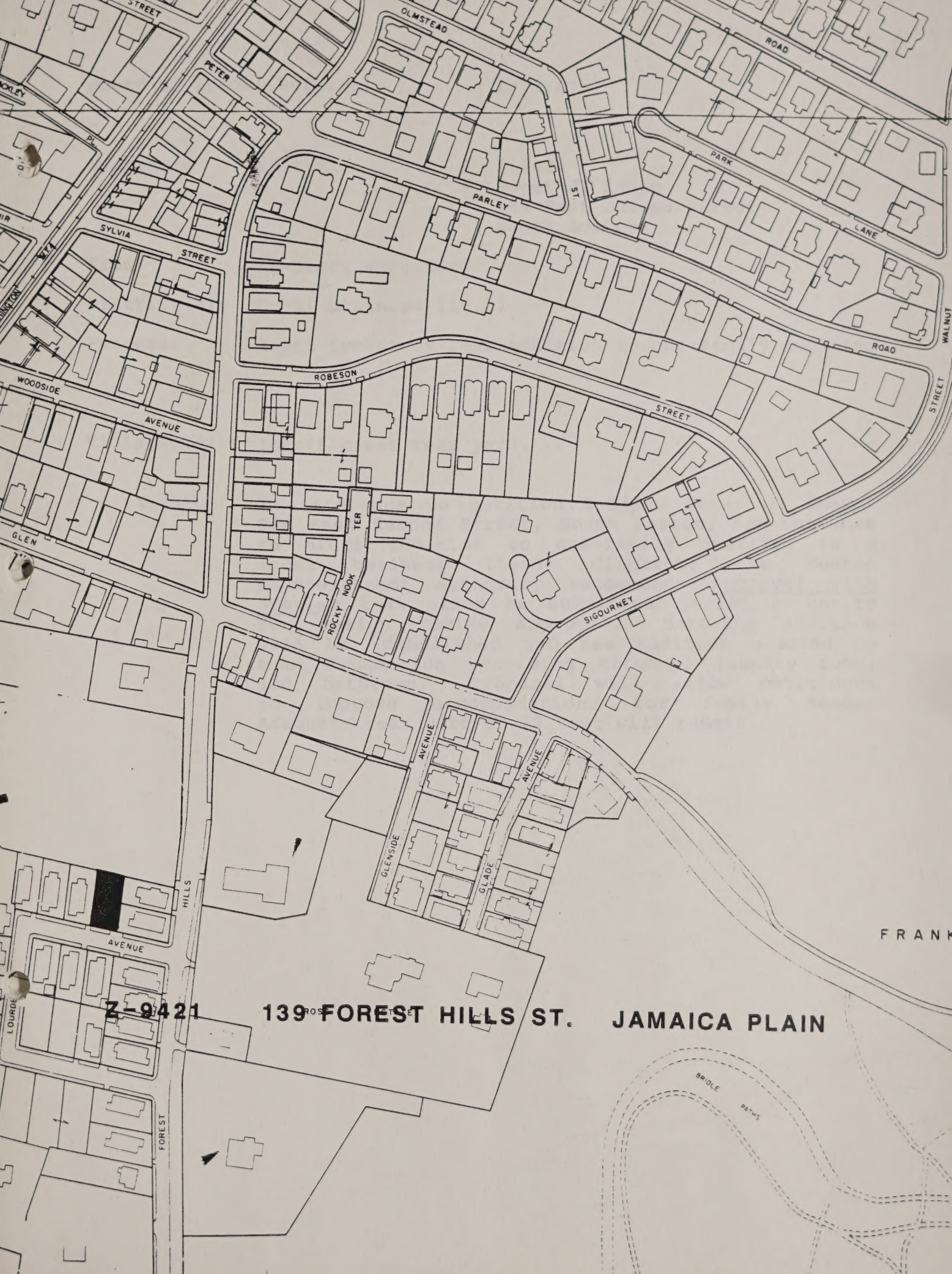
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling and
day care center to three-family dwelling.

Violation(s): Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-9421,
Pearline M. Bonney-Haughton, 139 Forest Hills
Street, Jamaica Plain, for two variances for change
of occupancy from two-family dwelling and day
care center to three-family dwelling in a
residential (R-.8) district, the Boston
Redevelopment Authority recommends approval.
Conversion is compatible with similar properties
in the neighborhood. Structure was previously
legally occupied as a three-family dwelling.



Z-9421

139 FOREST HILLS ST. JAMAICA PLAIN

Hearing: 1/27/87

Z-9422
Roger J. Knapp
888 East Second Street
South Boston

Site: 1½-Story structure

District(s): Local business (L-.5)

Purpose: Erect two-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9422, Roger J. Knapp, 888 East Second Street, South Boston, for variance to erect addition to one-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing addition will be demolished and new addition erected on same foundation providing kitchen, laundry room, and bathroom. Proposal will allow petitioner to improve accommodations for family needs. Adequate rear yard of 28 feet will remain.

PLAYGROUND

ACADIA STREET

EAST

EAST

NAZARETH
GRADE SCHOOL
(GRAM.)

CONVENT

NAZARETH
HIGH
SCHOOL

ST BRIGIDS
CHURCH
(R.C.)

ST. MATHEW
THE REDEEMER

SWALLOW

STREET

Z-9422

888 EAST SECOND ST. SOUTH BOSTON

STREET

Hearing: 1/27/87

Z-9423
Norris Waldron
47-49 Mattapan Street
Mattapan

Site: 3½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9423, Norris Waldron, 47-49 Mattapan Street, Mattapan, for forbidden use and two variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The appeal at 47-49 Mattapan Street is for the conversion of a three-family house to a four-family house. The proposed fourth unit would be located on the top floor containing approximately 600 square feet. The surrounding homes in the immediate area range in occupancy from one- to three-family dwellings. Recent construction has been for low density detached residential homes with accompanying open space and off-street parking. This proposal for increased occupancy would further encourage the on-street parking demand because of the lack of off-street parking. The unit is not within the general character of the existing living space in the immediate neighborhood and would create a negative precedent. Neighbors are opposed.



Z-9423

47-49 MATTAPAN ST.

MATTAPAN

Hearing: 1/27/87

Z-9424
Ralph M. Cotelleso
12 Wilton Street
Hyde Park

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Three-family dwelling is conditional use.

Excessive height of building.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9424, Ralph M. Cotelleso, 12 Wilton Street, Hyde Park, for conditional use and three variances to legalize occupancy as three-family dwelling in a manufacturing (M-1 district, the Boston Redevelopment Authority recommends denial. Neighborhood is mixed industrial-residential area along the Neponset River. Existing two-family dwellings. Conversion is inappropriate creating 600 to 750 square foot living units inconsistent with surrounding properties. Industrial uses encroach at rear.



Z-9424

12 WILTON ST.

HYDE PARK

Board of Appeal Referrals

1/22/87

Hearing: 1/27/87

Z-9425

Leslie Arnold & Richard McDonough
812R Centre Street
Jamaica Plain

Site: Two-family dwelling.

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, side, rear, yards, and distance between buildings.

VOTED: In reference to petition Z-9425, Leslie Arnold & Richard McDonough, 812R Centre Street, Jamaica Plain, for four variances to erect one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Board of Appeal approved similar petition last September. Petitioner has refiled for technical reason.



Z-9425

812-814 CENTRE ST

JAMAICA PLAIN

Board of Appeal Referrals

1/22/87

Hearing: 1/27/87 Z-9426
82 Thornton Street Realty Trust
82R-84 Thornton Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9426, 82 Thornton Street Realty Trust, 82R-84 Thornton Street, Roxbury, for three variances to legalize occupancy as three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. This is a rear structure with an eighty foot common driveway. The proposed third unit is a one-bedroom basement apartment which is more than 50 percent above grade and will have adequate light and ventilation. There is off-street parking for three cars and the proposed density is within the established occupancies of the immediate neighborhood. Proposal will not negatively impact the surrounding area.



Z-9426

82R THORNTON ST

ROXBURY

Board of Appeal Referrals

1/22/87

Hearing: 2/3/87 Z-9444
Judith B. Brown
11R Pearl Street
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from garage to artist's studio
and work space.

Violation(s): Artist's studio is forbidden use.

VOTED: In reference to petition Z-9444, Judith B. Brown, 11R Pearl Street, Dorchester, for forbidden use for change of occupancy from garage to artist's studio and work space in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the studio not be used for residential purposes. Former commercial structure has been occupied by the artists' studios for last six years. Truck traffic associated with furniture storage-garage uses has been eliminated and a more compatible use provided within the neighborhood.



Z-9444 11R PEARL ST. DORCHESTER

Hearing: 2/3/87

Z-9445-9446

Queensberry Street Realty Trust
31-35 Queensberry Street
Boston

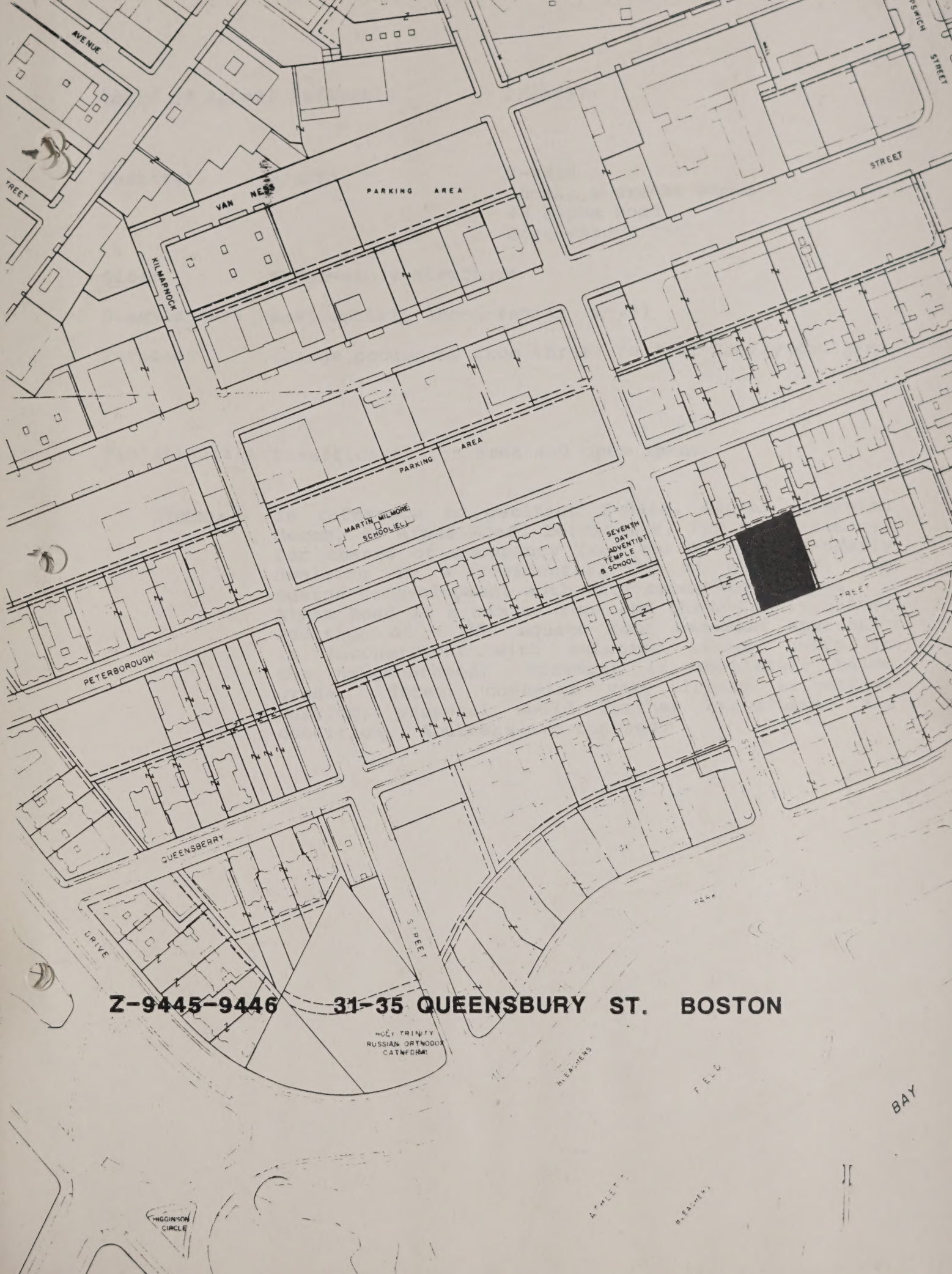
Site: Four-story structures

District(s): Apartment (H-2)

Purpose: Change occupancy of each structure from 23 to
24 apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petitions Z-9445-9446, Queensberry
Street Realty Trust, 31-35 Queensberry Street,
Boston, for two variances for change of occupancy
of each structure from 23 to 24 apartments in
an apartment (H-2) district, the Boston
Redevelopment Authority recommends approval.
Existing conditions for fifty-five years. No
impact on neighborhood. No known neighborhood
opposition.



Z-9445-9446

31-35 QUEENSBURY ST. BOSTON

Hearing: 2/3/87

Z-9448
Gunnar & Gretha Hexum
43 Alpha Road
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9448, Gunnar & Gretha Hexum, 43 Alpha Road, Dorchester, for two variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Alpha Road is a mix of two- and three-family homes. Addition of a 750 square foot basement apartment is inconsistent with existing living units in the neighborhood. Basement is completely below grade. Street contains very little off-street parking; proposal would further exacerbate this condition. Abutters are opposed.



Z-9448 43 ALPHA RD. DORCHESTER

Board of Appeal Referrals

1/22/87

Hearing: 2/3/87

Z-9453

J.M. Realty Trust
200 Providence Street
Hyde Park

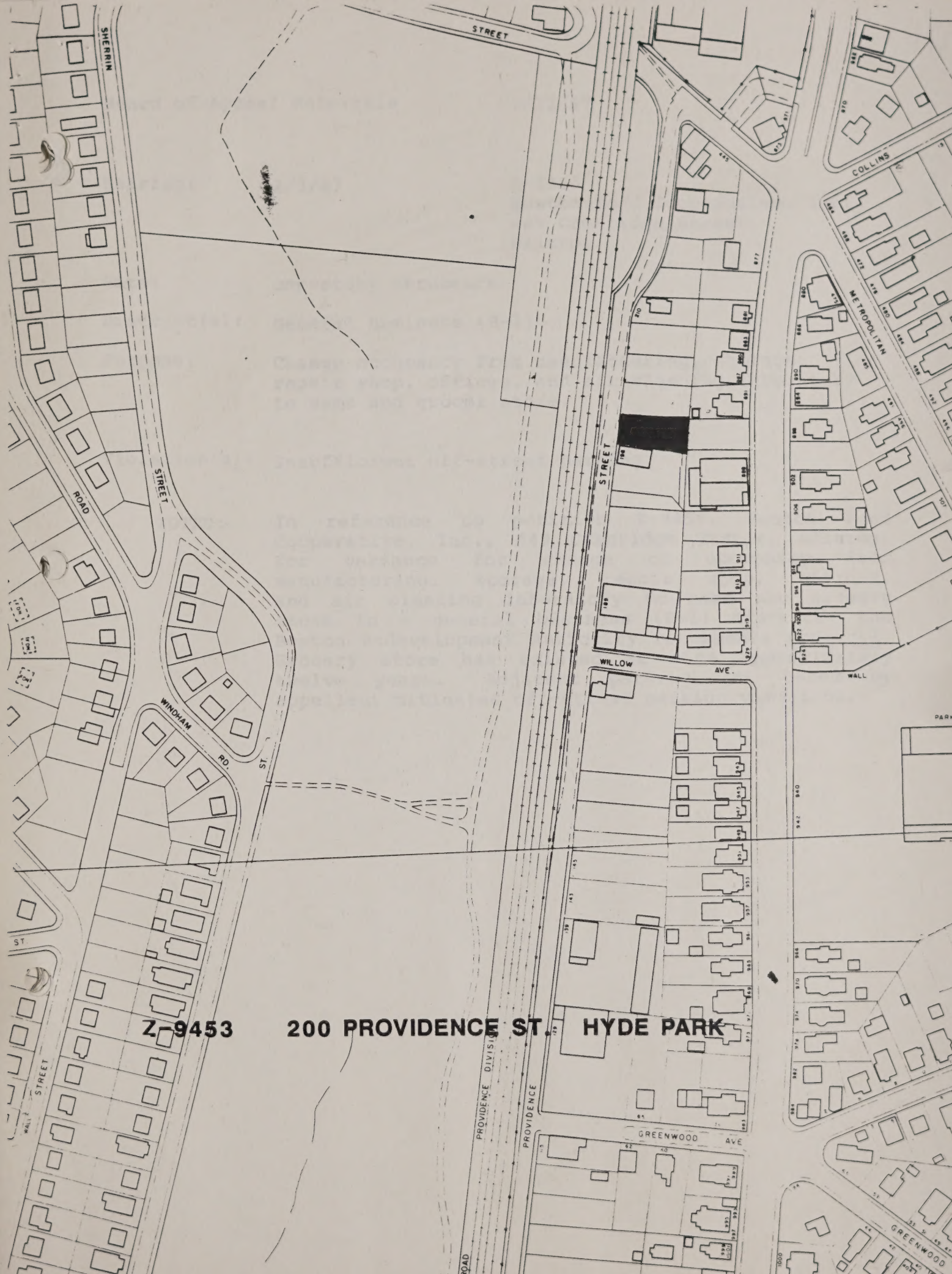
Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect addition to garage-office structure.

Violation(s): Excessive height of building.

VOTED: In reference to petition Z-9453, J.M. Realty Trust, 200 Providence Street, Hyde Park, for variance to erect addition to garage-office structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Structure is bounded by railroad right of way, a bridge, and heavy industrial uses. Front addition to the sheetmetal shop will be used as office space and will not exceed existing height.



Z-9453

200 PROVIDENCE ST. HYDE PARK

Hearing: 2/3/87 Z-9455
Boston Food Cooperative, Inc.
449 Cambridge Street
Allston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from manufacturing, storage,
repair shop, offices, and air cleaning laboratory
to same and grocer store.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9455, Boston Food Cooperative, Inc., 449 Cambridge Street, Allston, for variance for change of occupancy from manufacturing, storage, repair shop, offices, and air cleaning laboratory to same and grocery store in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Grocery store has existed at site approximately twelve years. Adjacent parking lot owned by appellant mitigates off-street parking violation.



Z-9455 449 CAMBRIDGE ST. ALLSTON

Board of Appeal Referrals

1/22/87

Hearing: 2/3/87

Z-9456
James Summers
146 Warren Avenue
Boston

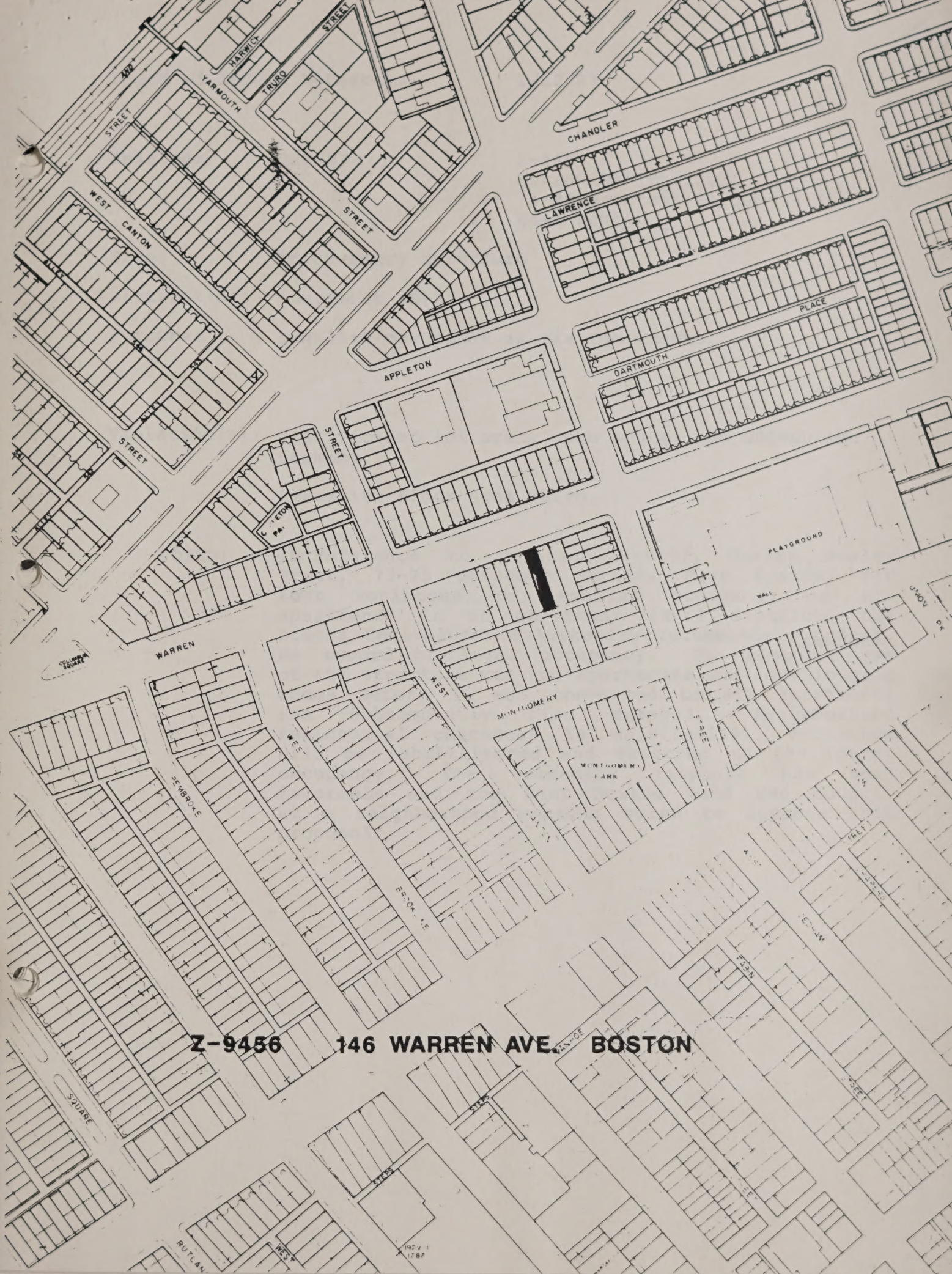
Site: Four-family dwelling

District(s): Apartment (H-3)

Purpose: Erect head house.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-9456, James Summers, 146 Warren Avenue, Boston, for conditional use to erect head house in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should meet with local community group, South End Historical Society, and abutters.



Z-9456

146 WARREN AVE

BOSTON

Hearing: 2/3/87 Z-9457
Sarion Realty Trust
73-75 Saratoga Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as six apartments.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9457, Sarion Realty Trust, 73-75 Saratoga Street, East Boston, for four variances to legalize occupancy as six apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. The historic use of the structure was two apartments and four lodging rooms before it was converted to six apartments and subsequently fire damaged. Neighborhood residential character is multifamily. Structure will be rehabilitated and restored to its former occupancy. The community response has been favorable and the East Boston Land Use Council at a neighborhood meeting voted to approve this proposal.

Hearing: 2/3/87 Z-9458
Alyce M. O'Sullivan
2163 Centre Street
West Roxbury

Site: 2½-Story structure

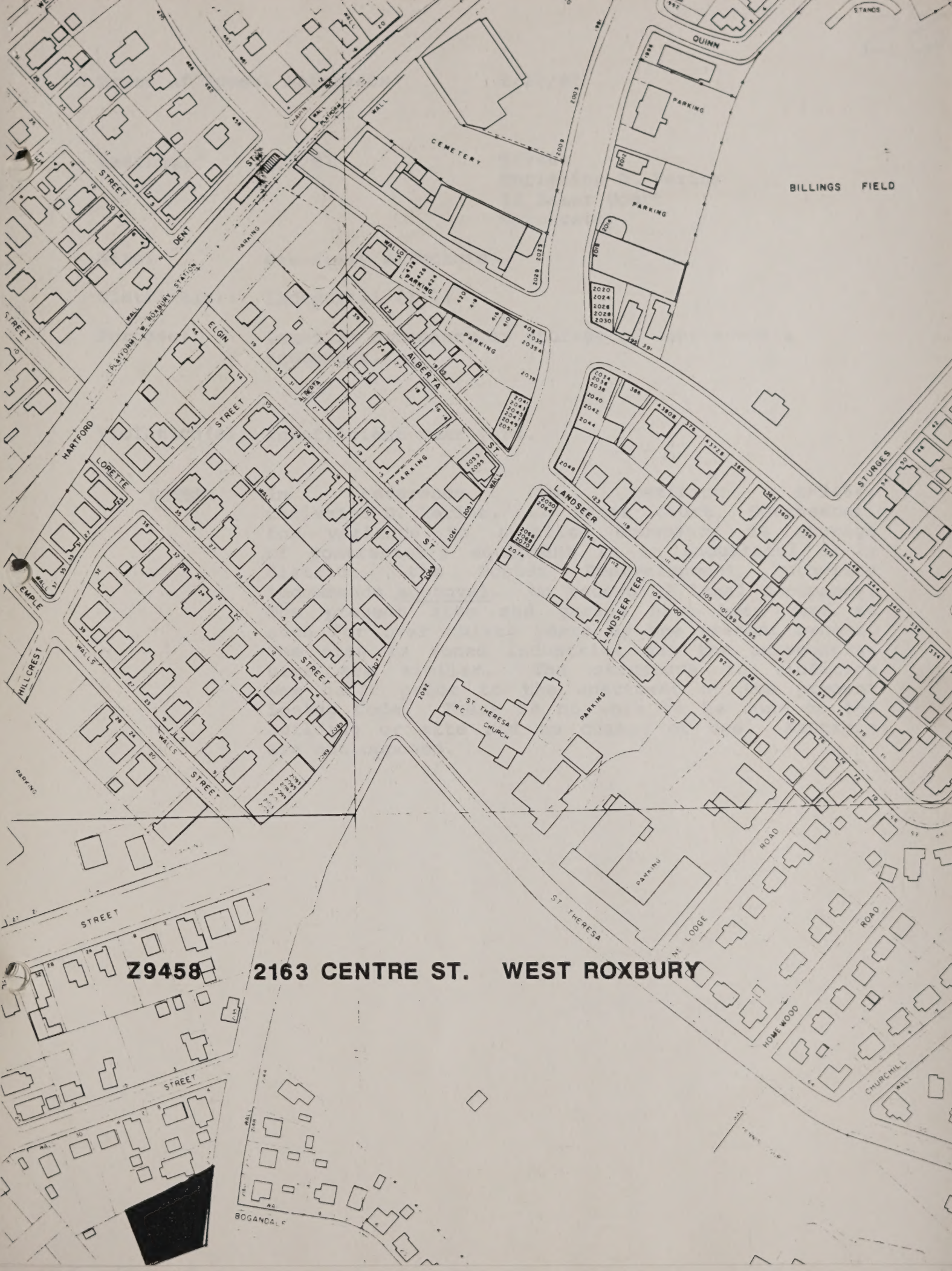
District(s): Single-family (S-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9458, Alyce M. O'Sullivan, 2163 Centre Street, West Roxbury, for forbidden use and two variances to legalize occupancy as two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Conversion to a two-family dwelling in this predominantly single-family neighborhood would create a negative precedent.



Z9458

2163 CENTRE ST. WEST ROXBURY

Board of Appeal Referrals

1/22/87

Hearing: 2/3/87

Z-9464
Christine D. Kerins
12 Baker Court
Dorchester

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Legalize occupancy as storage of contractor's equipment.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9464, Christine D. Kerins, 12 Baker Court, Dorchester, for variance to legalize occupancy as storage of contractor's equipment in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. The present site and garage have been used as such for over thirty years by the present owners. The area is zoned industrial and the surrounding uses are similar. The structure in violation was built prior to the enactment of the present Zoning Code. There is no work to be done on the building or site and no change of use. Abutters are not opposed.



SOUTH

BOSTON

MARKET

TERMINAL

NEW MARKET
SQUARE

MASSACHUSETTS

PARKING AREA

STACK

PARKING AREA

PARKING
AREA

Z-9464

12 BAKER CT. DORCHESTER

COURT

FRANKLIN

AVENUE

PARKING
AREA

CLAPP

ENTERPRISE

STREET

STREET

SEXTON CT

ST

MA

ST

Hearing: 2/3/87 Z-9465
Russell Castagna
781-783 East Sixth Street
South Boston

Site: Three-story structure

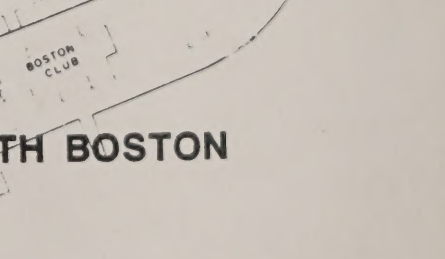
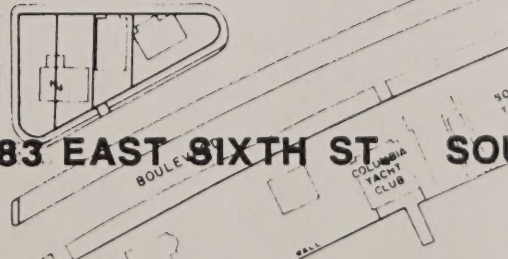
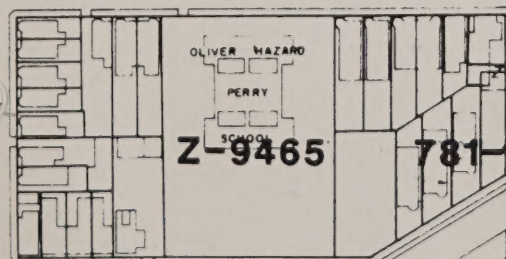
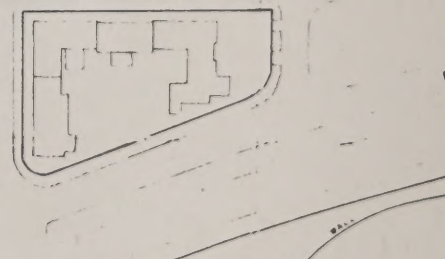
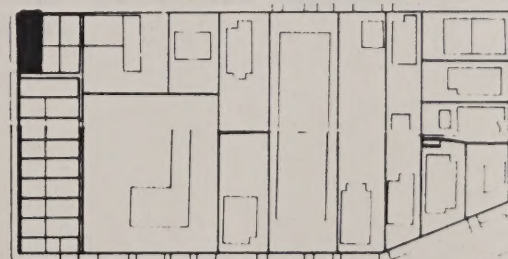
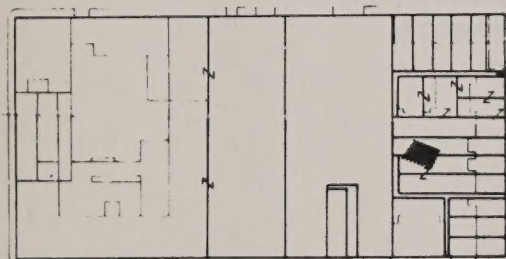
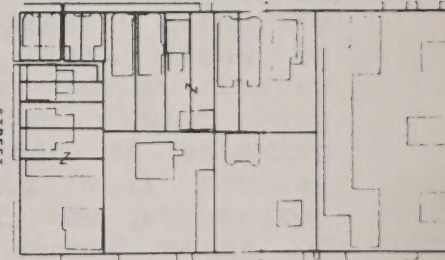
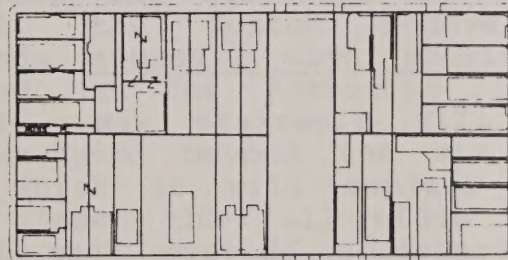
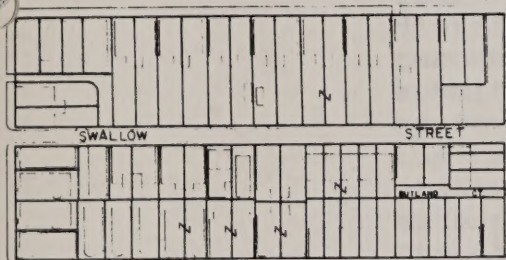
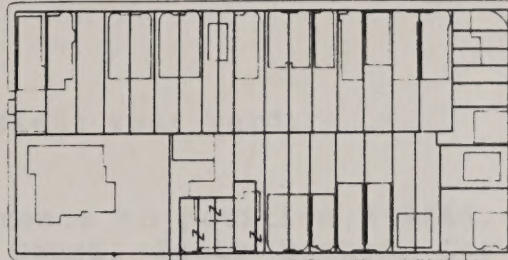
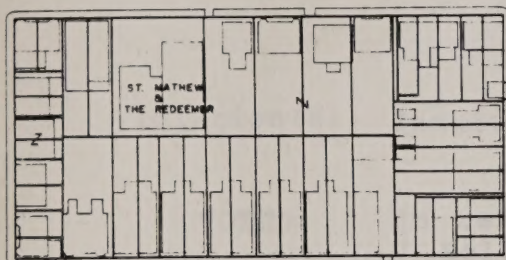
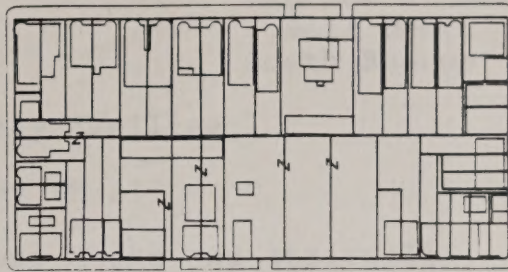
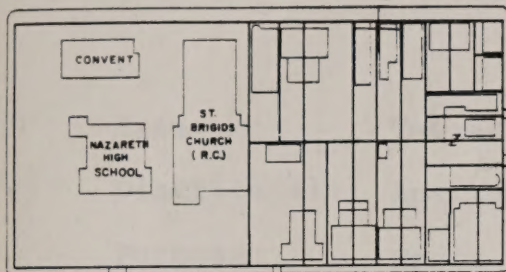
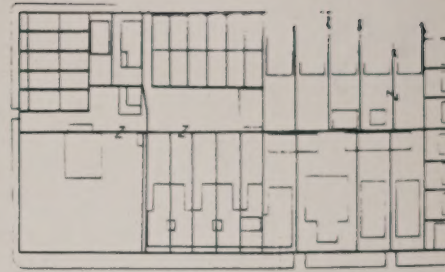
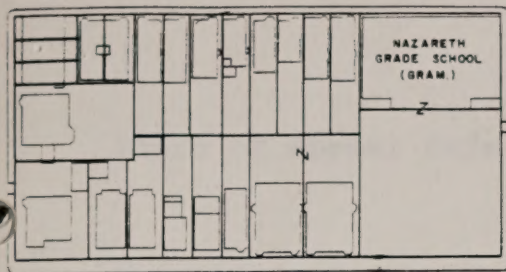
District(s): Apartment (H-1-50)

Purpose: Erect two-story rear addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front and rear yards.

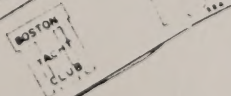
VOTED: In reference to petition Z-9465, Russell Castagna, 781-783 East Sixth Street, South Boston, for three variances to erect two-story rear addition to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no decks be constructed on either garage or third floor roofs; that plans be submitted to the Authority for design review approval. The proposed addition would provide an additional 260 square feet to the second and third floor units. The plans submitted indicate a deck on top of the single-story garage and also stairs from the third floor apartment to a roof deck. The deck proposed for the garage would impose on the abutter on "O" Street. The deck proposed for the third floor roof is unacceptable and would set a negative precedent. Abutters have expressed concerns for their privacy if the decks were to be constructed.



Z-9465

781-783 EAST SIXTH ST

SOUTH BOSTON



LINE

Hearing: 2/3/87 Z-9466
Patrick J. Mallon
7 Bell Court
South Boston

Site: Two-family dwelling

District(s): Apartment (H-1)

Purpose: Erect rear decks and stairwell.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9466, Patrick J. Mallon, 7 Bell Court, South Boston, for variance to erect rear decks and stairwell in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. New stairwell will not extend into the rear yard beyond the six feet of existing stairs which it will replace but will however extend almost the full width of the structure. Proposal will provide necessary second means of egress and does not appear to impose on adjacent properties.



Z-9466

7 BELL CT.

SOUTH BOSTON

Hearing: 2/3/87

Z-9467
John Boles
213 West Ninth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area, width, and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9467, John Boles, 213 West Ninth Street, South Boston, for four variances for change of occupancy from two- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Site accommodates a three-story row structure. The proposed third unit would occupy the first floor and a portion of the basement. The room in the basement is at the rear which is at grade. A three-family dwelling is in character with surrounding residential density. Adjacent row structure at 217 West Ninth Street is assessed as a three-family dwelling.

Hearing: 2/3/87 Z-9468
Margaret E. Kelleher
610 South Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling
and erect shed dormer addition.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, side yard, and off-street
parking.

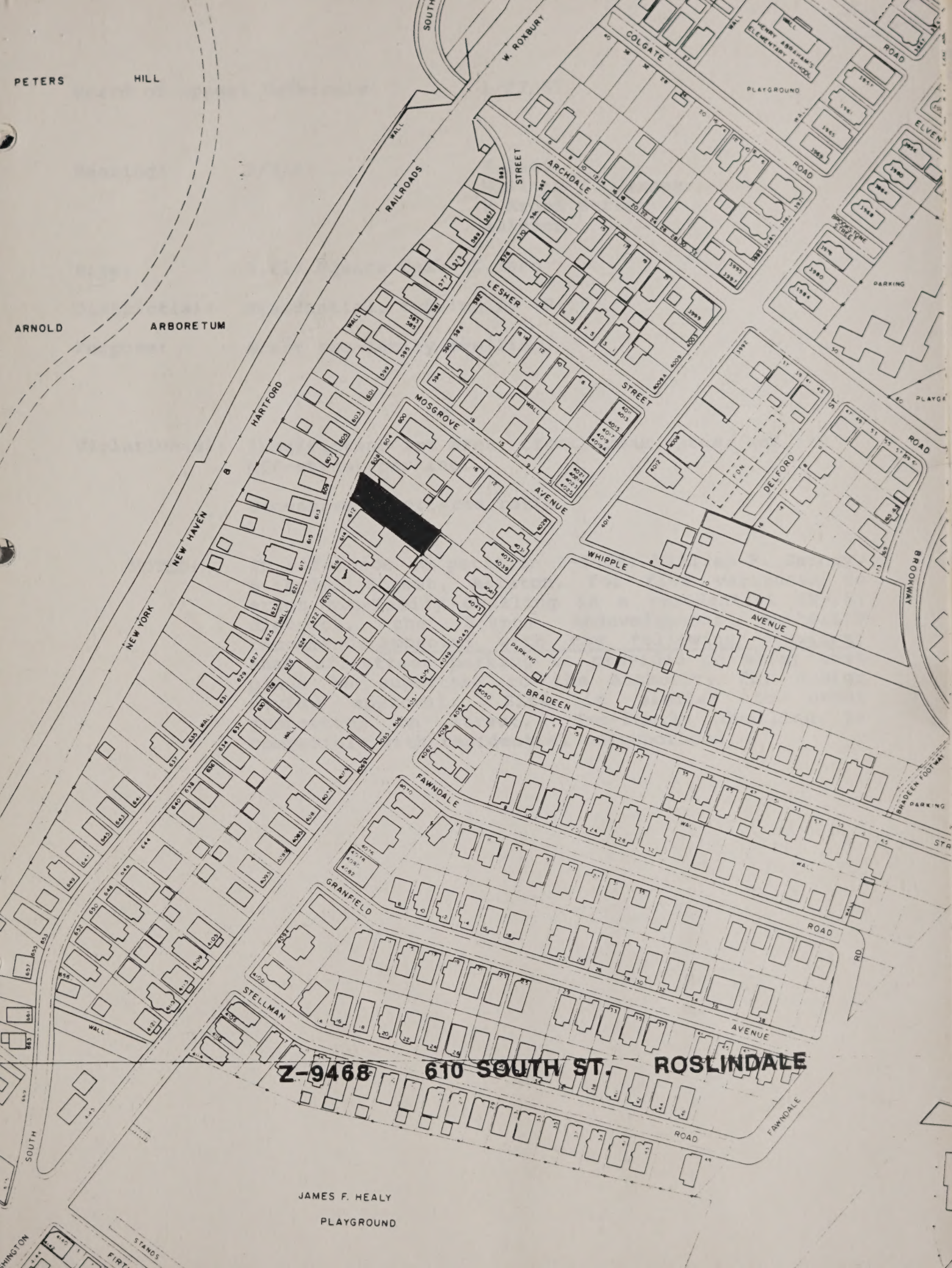
VOTED: In reference to petition Z-9468,
Margaret E. Kelleher, 610 South Street, Roslindale,
for forbidden use and three variances for change
of occupancy from two- to three-family dwelling
and erect shed dormer addition in a residential
(R-.5) district, the Boston Redevelopment Authority
recommends denial. The density found throughout
South Street is an even mix of single- and
two-family homes of similar size and style. Given
the consistency in lot sizes and density along
this street, to allow this conversion would set
an unwanted precedent. There are no facts that
make this case unique. The street is already
congested with resident parking and would be unable
to accommodate additional residential parking
needs. A three-family dwelling is not in harmony
with the purpose and intent of the R-.5 zoning
district and is also out of character with the
existing residential densities in the area.

PETERS

HILL

ARNOLD

ARBORETUM



Z-9468

610 SOUTH ST.

ROSLINDALE

JAMES F. HEALY

PLAYGROUND

Board of Appeal Referrals

1/22/87

Hearing: 2/3/87 Z-9469
William F. Carney
8 Arden Street
Allston

Site: 4,017 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, front, rear yards, and
off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9469, William F. Carney,
8 Arden Street, Allston, for five variances to
erect two-family dwelling in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends approval with the following provisos:
that off-street parking be provided on site; that
plans be submitted to the Authority for design
review approval. Site is similar to other
properties on street. Two-family dwelling is
compatible with residential neighborhood.



Z-9469

8 ARDEN ST.

ALLSTON

Board of Appeal Referrals

1/22/87

Hearing: 2/3/87 Z-9470-9471
Nicholas Daugherty
1046B-1046 Blue Hill Avenue
Mattapan

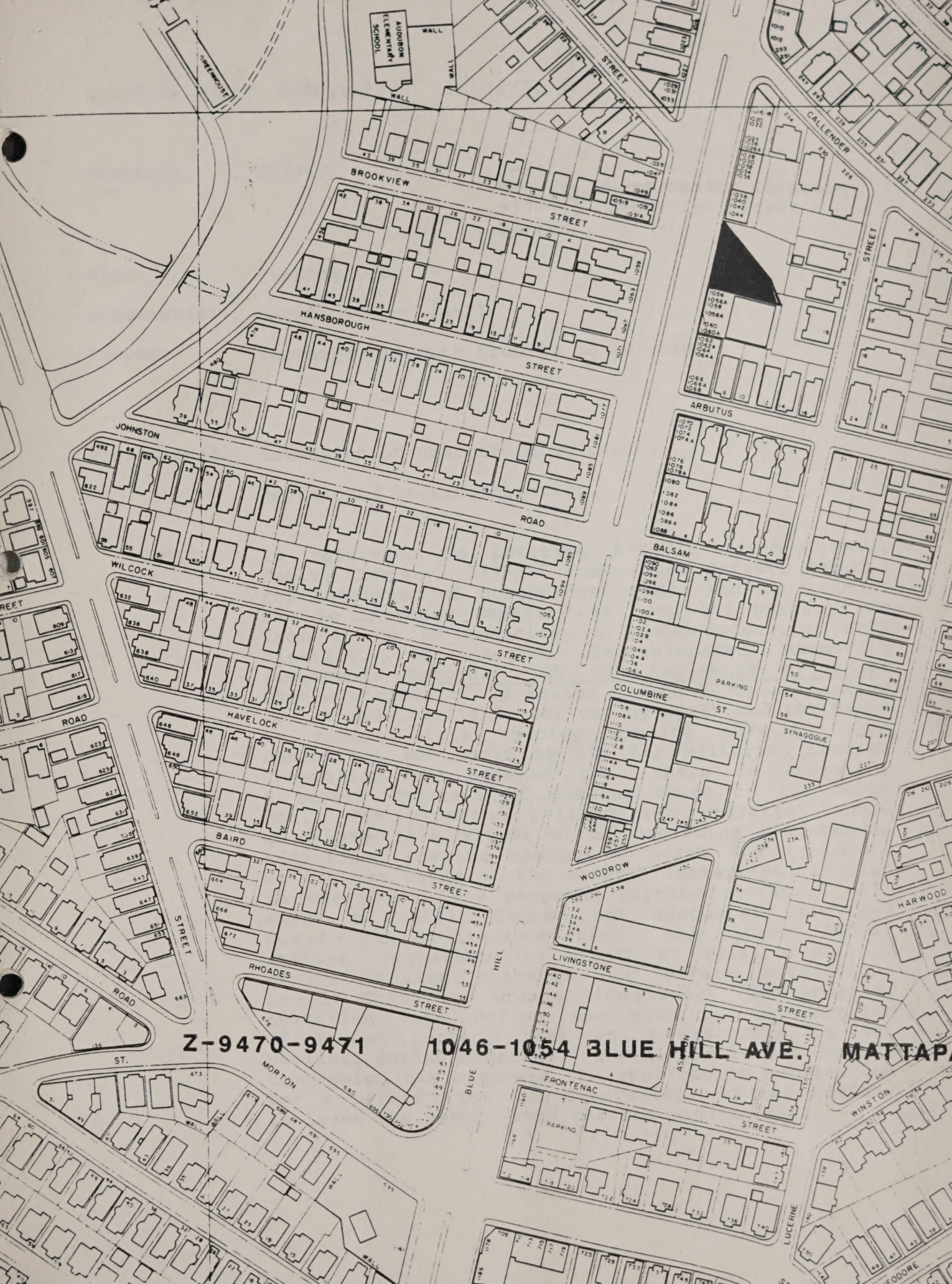
Site: Vacant land

District(s): Local business (L-1)

Purpose: Use premises for outdoor storage of automobiles
and sale of used cars and trucks.

Violation(s): Outdoor sale or display for sale of new or used
motor vehicles is forbidden use.

VOTED: In reference to petitions Z-9470-9471,
Nicholas Daugherty, 1046B-1046 Blue Hill Avenue,
Mattapan, for two forbidden uses for outdoor storage
of automobiles and sale of used cars and trucks
in a local business (L-1) district, the Boston
Redevelopment Authority recommends denial. The
appellant has sold cars on this lot illegally
for over one year. In October of 1985, a similar
appeal was denied and the appellant was given
six months until May 1, 1986, to relocate. As
development along Blue Hill Avenue progresses,
increased demands for housing and local commercial
businesses should be encouraged. Blue Hill Avenue
is presently overburdened with used car lots and
other auto-related uses which are not compatible
with residential development.



Z-9470-9471

1046-1054 BLUE HILL AVE.

MATTAPAN

Hearing: 2/3/87 Z-9473
Battery Wharf Realty Company
377-395 Commercial Street
Boston

Site: Parking lot

District(s): Manufacturing (M-2)

Purpose: Increase capacity from 17 to 60 cars.

Violation(s): Extension of nonconforming use.

Restricted parking district.

VOTED: In reference to petition Z-9473, Battery Wharf Realty Company, 377-395 Commercial Street, Boston, for extension of nonconforming use and conditional use to increase capacity of open air parking lot from 17 to 60 vehicles in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a minimum of 20 spaces of the 60-space parking lot be made available for use by North End residents at reduced rates during evening parking; that conditions set forth by the Air Pollution Control Commission are adhered to. There is currently a severe shortage of parking space in the North End. The proposed parking lot operation would alleviate this situation by providing much-needed additional parking spaces to North End residents as well as users of the several restaurants located in the area. The proposed parking operation will serve a traffic demand not adequately provided for by public transportation. The closest subway station (Haymarket) is within at least a fifteen minute walking distance and offers connections to the Green and Orange lines only. The proposed operation will be on the site of an existing off-street parking area which presently is not utilized during evenings. The Air Pollution Control Commission has reviewed the applicant's application for a permit from the Commission and has decided to issue the permit with certain conditions.



552H-1

HANOVER STREET

STREET

BATTERY

STREET

NORTH STACK

SOUTH STACK

FIRE-BOAT DOCK

7-9473

377-395 COMMERCIAL ST. BOSTON

UNION WHARF

SARGENTS WHARF

QUINCY MARKET COLD STORAGE

POWER STATION

FLEET

STREET

STREET

PLAYGROUND

BENEFIT CITY OF BOSTON

PARKING

PAUL REVERE MALL

STREET

STREET

STREET

STREET

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STREET

Hearing: 2/3/87 Z-9474
Norbert C. Lynch
263-265 Main Street
Charlestown

Site: 3½-Story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling and copy center.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9474, Norbert C. Lynch, 263-265 Main Street, Charlestown, for four variances for change of occupancy from two-family dwelling and store to three-family dwelling and copy center in a local business (L-1) district, the Boston Redevelopment recommends approval. Mixed residential-commercial use consistent with existing properties on Main Street. Structure is located opposite mall area.



Z-9474

263-265 MAIN ST. CHARLESTOWN

Board of Appeal Referrals

1/22/87

Hearing: 2/3/87 Z-9475
Timothy Clifford
428 West Second Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9475, Timothy Clifford, 428 West Second Street, South Boston, for four variances to legalize occupancy as four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Existing three-family dwelling. Additional unit is incompatible with two- and three-family neighborhood.



Z-9475

428 WEST SECOND ST.

SOUTH BOSTON

STREET

THOMAS

TELEGRAPH

HILL

PARK

SOUTH BOSTON

HIGH SCHOOL

EAST

Hearing: 2/3/87

Z-9476
Atherton Realty Trust
87 Atherton Street
Jamaica Plain

Site: 2½-Story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Multifamily dwelling is conditional use.

VOTED: In reference to petition Z-9476, Atherton Realty Trust, 87 Atherton Street, Jamaica Plain, for conditional use for change of occupancy from three- to four-family dwelling in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Vacant, fire-damaged structure will be substantially rehabilitated for occupancy compatible with nearby residential neighborhood.



Z-9476

87 ATHERTON ST. JAMAICA PLAIN

Hearing: 2/3/87 Z-9523
John Villa
24 Cooper Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from eight apartments and store
to seven apartments.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9523, John Villa,
24 Cooper Street, Boston, for variance for change
of occupancy from eight apartments and store to
seven apartments in an apartment (H-3) district,
the Boston Redevelopment Authority recommends
approval. Existing six-family dwelling and store.
Conversion of store to residential use is desirable
and consistent with predominantly residential
neighborhood.



Z-9523

24 COOPER ST.

BOSTON

Hearing: 1/27/87 Z-9568
Pine Street Inn, Inc.
373-375 Broadway
South Boston

Site: Seven-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from moderate hazard storage
to boarding house.

Violation(s): Lodging or boarding house is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9568, Pine Street Inn, Inc., 373-375 Broadway, South Boston, for forbidden use and variance for change of occupancy from moderate hazard storage to boarding house in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Appellant will occupy five stories of the structure as a shelter for 300 homeless persons. Proposal will help to alleviate a crisis presently existing in the City. Site is appropriate for temporary use.



Z-9568 373-375 Broadway Boston